

Farriers Mews, London SE15

Guide Price: £925,000

1280 sq ft



Located in fast emerging Nunhead, a former Farriers that has been converted into an interesting loft style mews house.

Arranged over 1,280 sqft, and three floors, there are three double bedrooms, two bathrooms, a huge living area, a slick kitchen and downstairs cloakroom. There is ample and well-considered storage. Features include masses of glazing, neutral decor, and fantastic triple-height detail, plus galleried view from the mezzanine floor ? exploiting the natural light, and creating an atmosphere of warehouse loft living.

Access the house via the huge entrance hall, large double doors open from the hall into the main living space. Glazed double doors also open into (or out of) the huge reception. Around the corner you'll find the good sized modern fitted kitchen. Up to the first floor for the first bedroom - it's a hefty mezzanine with built-in cupboard and private bathroom. Up the stairs again for two further double bedrooms; both with skylight windows to boost the natural light. A neat bathroom (again with a clever skylight window) and two storage cupboards complete the floor.

Nunhead station (zone 2) has London Victoria trains and Thameslink trains too (Farringdon, Blackfriars). Or you can walk about half a mile to Queen's Road Peckham station (also zone 2) for London Overground services. Canary Wharf is easy via Canada Water, also destinations such as Clapham Junction or Shoreditch High Street.

Nunhead itself has been a bit of 'best kept secret' with its central green, playground and community centre (by AOC architects), and excellent, established ?staples? including Ayre's bakery and Soper's wet-fish shop. New and popular arrivals include Material, The Habit, The Beer Shop, Babette, and Four Hundred rabbits (posh pizza). The Old Nun's Head is a terrific local and often has live music, guest ales etc. The Earl of Derby at The Telegraph is also nice, and a little tucked away. This and its proximity to Peckham Rye have seen Nunhead become a desirable investment location for those looking for value in area sandwiched by expensive postcodes.

Farriers Mews was developed into a private gated mews in 2000 and comes with secured parking and communal garden area.

Freehold.

Awaiting EPC

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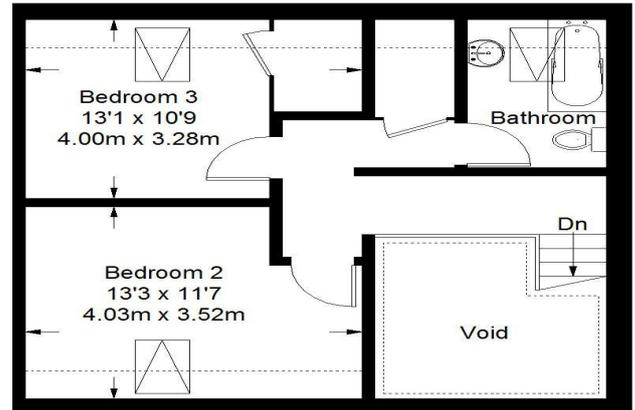
1280 sq ft

Floor Plan

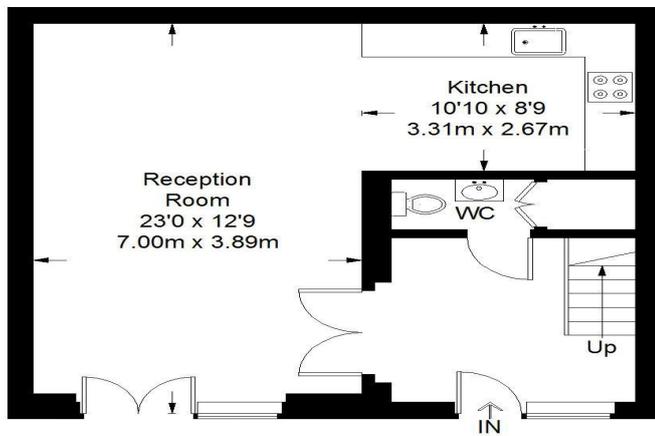
Farriers Mews



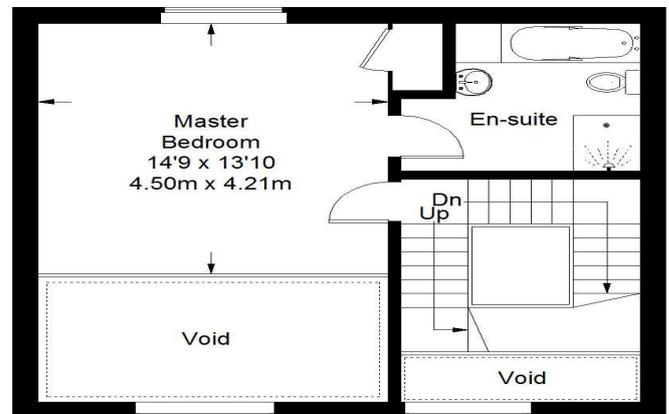
= Reduced headroom below 1.5 m / 5'0



Second Floor = 363 sq ft
(Excluding Reduced Headroom / Void)



Ground Floor = 525 sq ft



First Floor = 390 sq ft
(Excluding Void)

Approximate Gross Internal Area
 Ground Floor = 525 sq ft / 48.8 sq m
 First Floor (Excluding Void) = 390 sq ft / 36.2 sq m
 Second Floor (Excluding Reduced Headroom / Void) = 363 sq ft / 33.7 sq m
 Reduced Headroom = 59 sq ft / 5.5 sq m
 Total = 1337 sq ft / 124.2 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID367291)

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Property Images

